

# CPTED Security Assessment Land Lord Training Seminar

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# Personal Objectives

- ▣ Never look at the Environment the same way again.
- ▣ Question everything.

# CPTED defined

- The proper design and effective use of the built environment can lead to a reduction in the fear and incidence of crime and an improvement of the quality of life.

*National Crime Prevention Institute*

# Crime Prevention Through Environmental Design



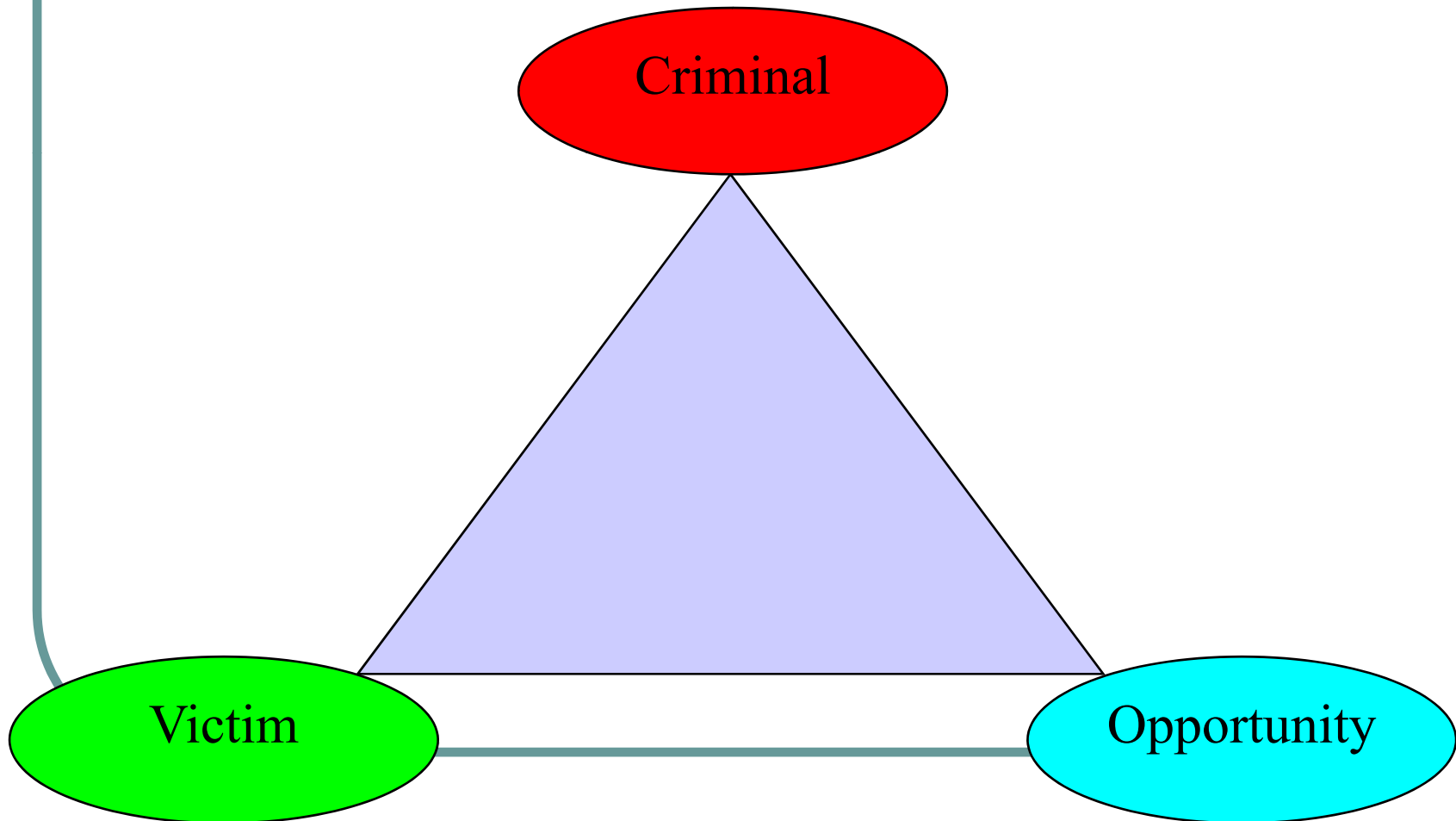
# CPTED Theory

**The proper design and effective use of the built environment can lead to a reduction in the incidence and fear of crime, and to an improvement in the quality of life.**

# CPTED - What it offers

- A Reduction in Opportunity for Crime.
- A Reduction in Perception of Crime.
- An Improvement in the Quality of Life.
- Peace of Mind!

# Elements necessary for a crime:



# Crime Prevention

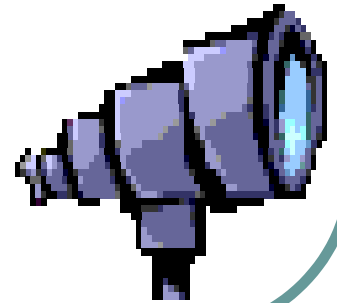
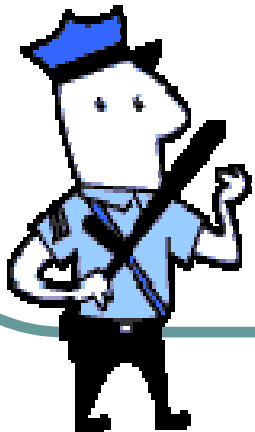
**Crime Prevention** is defined as the anticipation, recognition, and appraisal of a crime risk, and the initiation of some action to remove or reduce the crime risk.



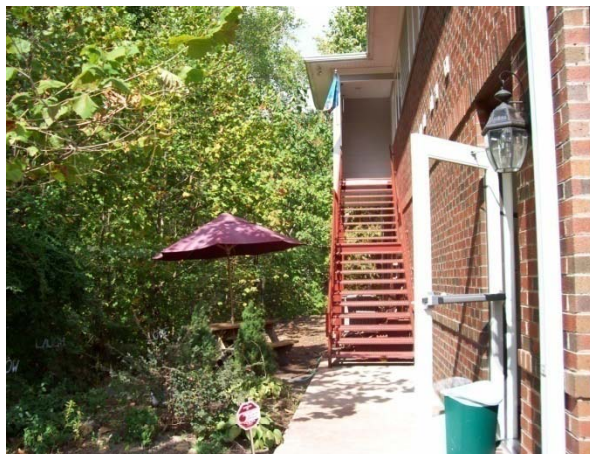


# Neighborhood Watch

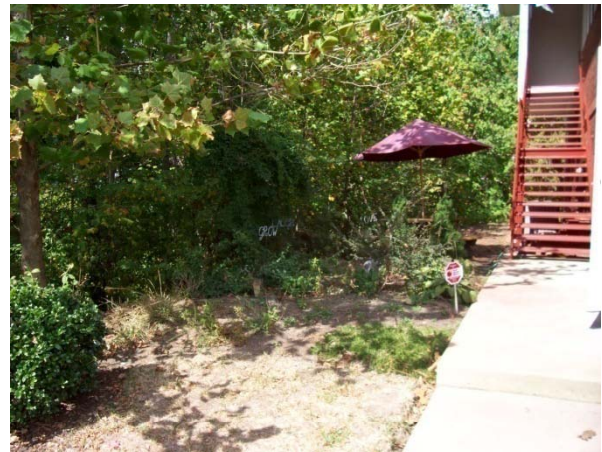
**Neighborhood Watch** is a Crime Prevention Program which enlists the active participation of citizens in cooperation with law enforcement to reduce crime in their communities.



# Exterior Access



# Landscaping





# Maintenance Strategies

- Schedule normal upkeep
- Placing natural activities to support desired behaviors
- Enforcement of Policies that promote desired behaviors
- Appropriate Signage

# CPTED

- Natural Surveillance
- Natural Access Control
- Territorial Behavior

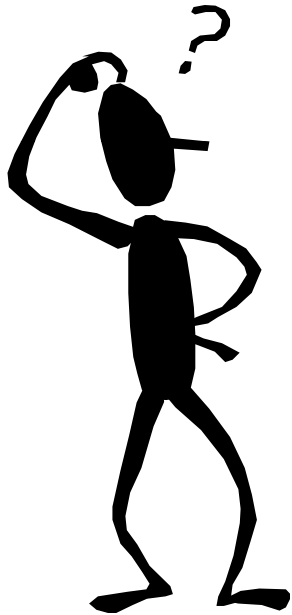
# CPTED

- Form vs. Function
- Design vs. Use
- Safe vs. Unsafe

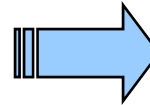
# CPTED Emphasis

- *Physical environment*
- *Behavior of people*
- *Productive use of space*
- *Crime/loss prevention*

# Environmental Cues



Design  
&  
Use



Safe  
Vs.  
Unsafe



# CPTED Actors

- Normal Users
- Abnormal Users
- Observers

# Target Hardening

- Means of reducing the opportunity of the criminal to commit a crime.
- Tightening security of potential crime targets.



# Natural Surveillance



This store's windows do not allow for natural surveillance because they are covered with advertisements and products.



This store's windows provide natural surveillance because they are clear and provide visibility to the people inside and out.

# Natural Surveillance



**Visibility on three sides of the building  
because of the placement of windows.  
Clear unobstructed windows.**

# Natural Surveillance



**The use of transparent building materials.**



# Natural Access Control



**Use of fences and gates to define public and private areas.**

# Natural Access Control



**Well defined entrances  
and use of gates.**



# Territorial Reinforcement



**Use of fencing to define property lines, and limit access.  
The well maintained fencing gives a sense of ownership.**



# Incandescent



# Fluorescent



# Lighting:     Adding/Broken/Upgrade/Wattage



# Low Pressure Sodium





# Metal Halide



# Fencing and Walls





# Landscaping







WING C













# THREE- D CONCEPT/SPACE ASSESSMENT PROCESS

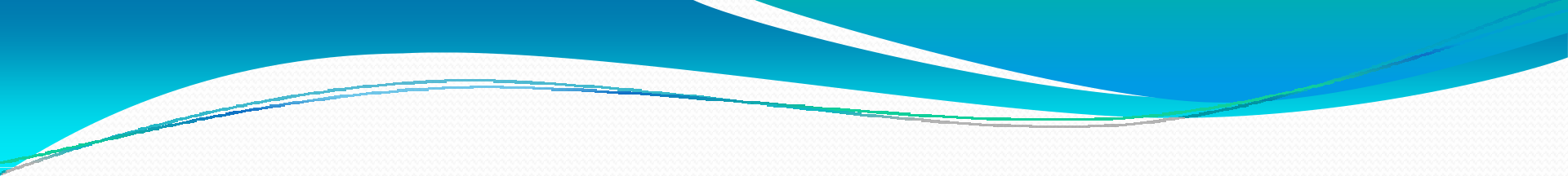
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- ✘ To begin to understand putting CPTED concepts into practice you should do a space assessment using the 3-D's-
- ✘ Designation
- ✘ Definition
- ✘ Design



Designation – All human space has some designated purpose.

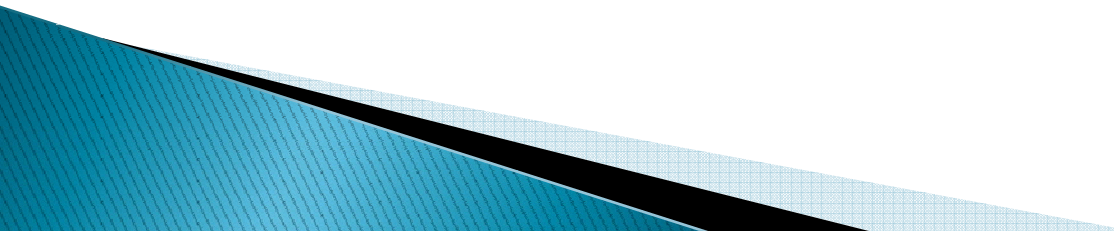
- What is the designated purpose of the space?- What is it to be used for?
  - What was the original purpose for the space?
  - How well does the space support its intended use or its current use?
  - How well does the space support its intended use or its current use?
- 



**Definition – There are social, cultural, legal or physical definitions for all human space that prescribe the desire and acceptable behaviors.**

- **Is it clear who owns the space?**
- **Where are the borders?**
- **Are there signs?**

# Design – All human space is designed to support and control the desired behaviors.

- ▶ Is there confusion or conflict in the manner in which the physical design is intended to control behavior?
  - ▶ How well does the physical design support the intended function?
  - ▶ How well does the physical design support the desired or acceptable behaviors?
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# CPTED to the Extreme!



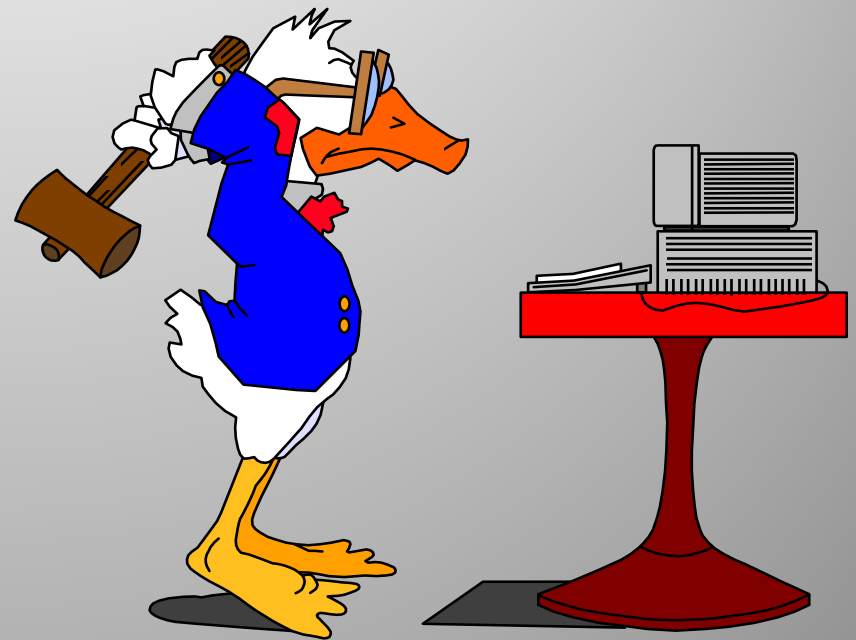
From the Outside Looking in



From the Inside Looking Out!

# Closing Comments

**“Society is  
always taken by  
surprise at any  
new example of  
common  
sense” -  
Emerson**





**Thank you for coming!**

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